

ST PETERS

A collection of brand new 2 & 3 homes finished to a high specification, plus a choice of converted 1 and 2 bedroom maisonettes in a grade II listed former school





THE DEVELOPMENT

Welcome to St Peters Mews.

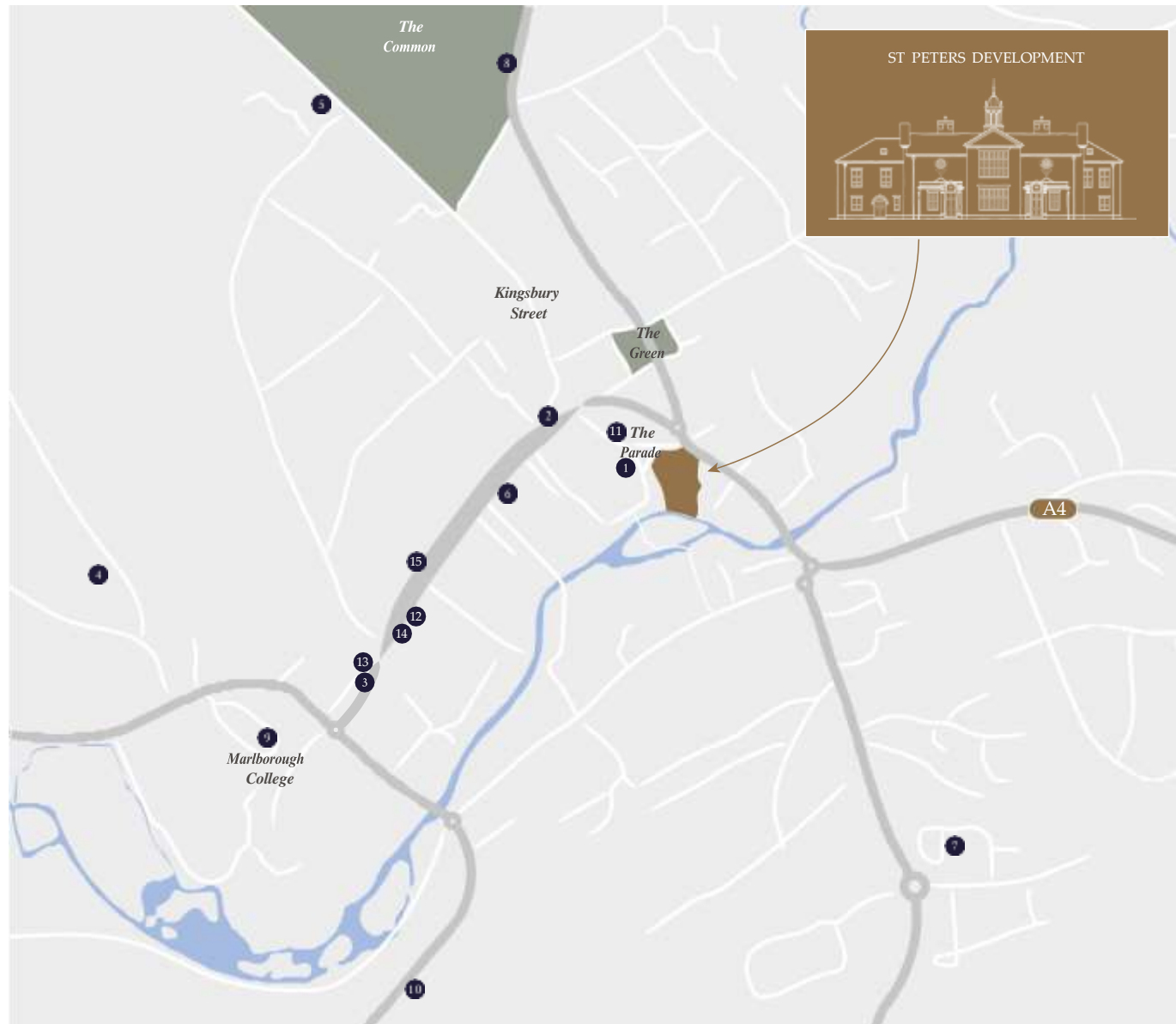
An exclusive collection of traditionally crafted 1, 2 and 3-bedroom homes all built, sympathetically converted and finished to Sherbourne Developments exceptional standards.

St Peters encompasses eight unique and comfortable family homes alongside seven sympathetically converted apartments in the historic, grade II listed school building. New build homes benefit from a garage and each conversion benefits from dedicated parking.



Artist's Impression of St Peters Mews

MARLBOROUGH



KEY

- | | | |
|-------------------------------------|-------------------------|------------------------|
| 1 The Parade Cinema | 6 Waitrose | 11 Dan's at The Crown |
| 2 The Town Hall | 7 Tesco | 12 Rick Stein |
| 3 St Peters Church | 8 Marlborough Golf Club | 13 The Marlborough Pub |
| 4 Marlborough Leisure Centre | 9 Marlborough College | 14 The Food Gallery |
| 5 Marlborough Rugby & Football Club | 10 St John's School | 15 Bunce's Cafe |

Location & Information

Proceed along the High Street and take a right at the Town Hall, when you reach the roundabout take a right, you will have reached the parade, St Peter's main entrance is on your left-hand side.

The development is ideally located within easy reach of the Town Centre.

Marlborough is an unbeatable location and offers a mix of independent retailers along with well-known national names. Cinema, coffee bars and award-winning restaurants are all on your doorstep.

London is just over an hour away by train, bringing you straight to Paddington.

Well connected by road too, with the M4 being a 20-minute drive. Newbury 10 miles, Hungerford 10.3 miles • Pewsey 7 miles • Swindon 12.5 miles • Central London 75 miles London Paddington from Pewsey, approximately 59 mins • Heathrow 1 hour 9 mins • Southampton Airport 1 hour

Local Authority:
Wiltshire Council Devizes, Wiltshire. SN10 2AT
0300 456 0100

Services:
Mains electricity, gas & water. Mains drainage.

Ten Year Warranty:
The property will be independently surveyed during the construction, by surveyors who will issue a ten-year warranty certificate, covered by Buildzone, upon satisfactory completion of the property.

Fixtures & Fittings:
Not all items mentioned in these particulars are included in the sale.

PARTICULARS

Misrepresentation

Any areas, measurements or distances are approximate. The text, photographs, CGI'S and plans are for guidance only and are not necessarily comprehensive.

These particulars have been prepared from preliminary plans and specifications before completion of the properties and are intended as an indicative guide only. Details may have altered during construction for a variety of reasons and finishes and installations may vary.

Prospective purchasers are advised to ensure plans and specifications are fully checked by a solicitor during the conveyancing process and attached to their contract.

ST PETERS MEWS

A beautiful portfolio of townhouses located in the former grounds of St Peters School, classically designed to reflect the surrounding area. The perfect place to call home.



SPECIFICATION

WINDOWS AND DOORS: Bespoke, handmade double-glazed sliding sash and casement windows and external doors. Door numbers made from Brass cast in the UK.

HEATING: Central heating is provided by gas-fired boilers. Thermostatically controlled underfloor heating throughout most of the house.

HOME AUTOMATION: Fibre direct to house.

FLOOR COVERINGS: Engineered wood flooring to hallways, living areas and kitchens. Bathrooms fitted with handmade tiles or natural stone flooring. Handmade tiles in natural stone used within the utility rooms. Sisal Herringbone used for stair runner and landings. Bedrooms with high quality wool blend, boucle carpet suitable for underfloor heating.

KITCHEN: Individually designed, bespoke cabinetry and quartz worktops – hand painted with oak veneered interior. Perrin and Rowe taps in aged brass. Dishwasher and hob included. Integrated double bin unit.

UTILITY: Black Oak worktop with a space suitable for a washing machine and dryer.

BATHROOMS: Bathrooms have been individually designed to maximize on space. Our sanitary ware has been chosen to complement these designs. A combination of free standing and built-in bathtubs with chrome taps. Walk in shower. Heated towel radiators.

ATTIC: Loft hatch into useful attic space dependent on property.

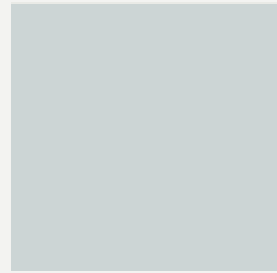
GARAGE: A single bay garage with a parking space outside the property. House 8 has two external parking spaces only. Electric charging point inside garage.

LIGHTING: A mix of antique brass switches. 13-amp socket throughout. Shaving points within bathroom. Principal bedroom has reading lights on either side of the bed.

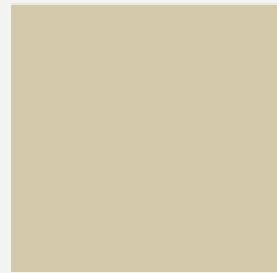
GARDENS: Houses 4-8 have Gardens

BUILDING FABRIC: Handmade bricks laid in a Flemish bond with brick quoins and brick arch heads, stone plinths and sills adding to the traditional period design, complimented by clay roof tiles. Lead dormer windows, guttering with traditional round downpipes. Cast stone windowsills and string course complement the classical style.

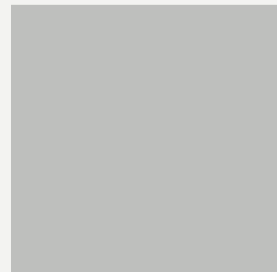
SITE MAP



House Plots 1-8



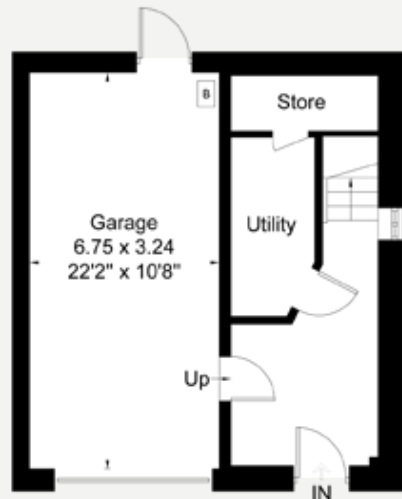
Flats 1-7



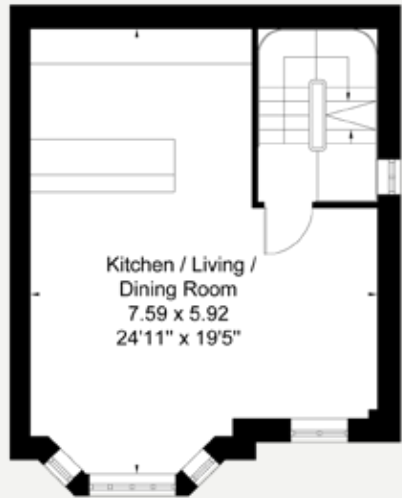
Bin & Bicycle Storage,
Commercial space



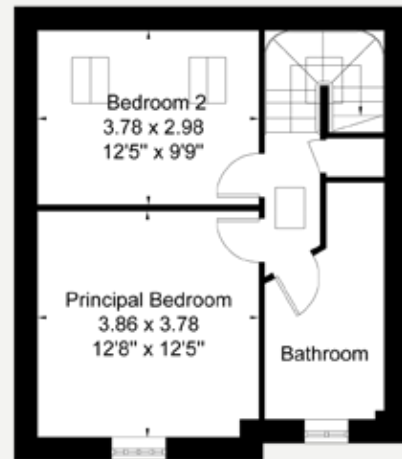
*Please note: Site Plans are for illustrative purposes only.
Not to scale. Exact boundaries, areas and positions are subject to change*



GROUND FLOOR



FIRST FLOOR



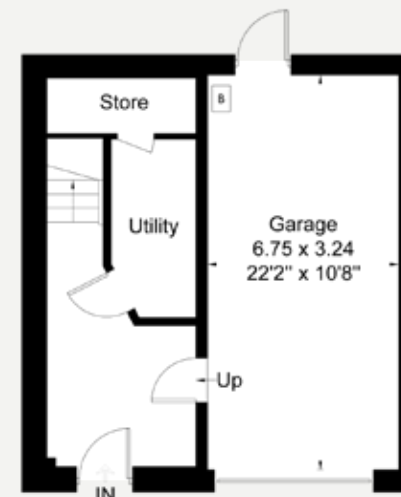
SECOND FLOOR



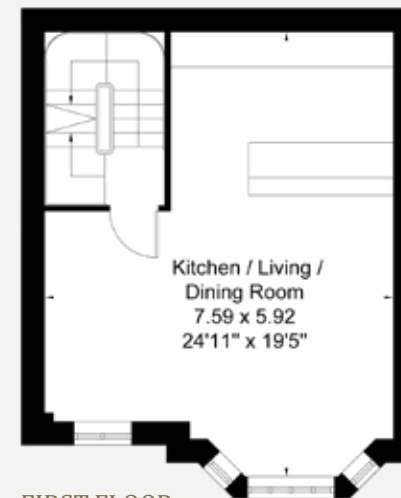
Garage with electric door
 Utility with storage
 Open plan Kitchen/Living
 2 Bedrooms
 Bathroom

Approximate Area = 1017 sq ft / 94.5 sq m
 (excluding Garage)

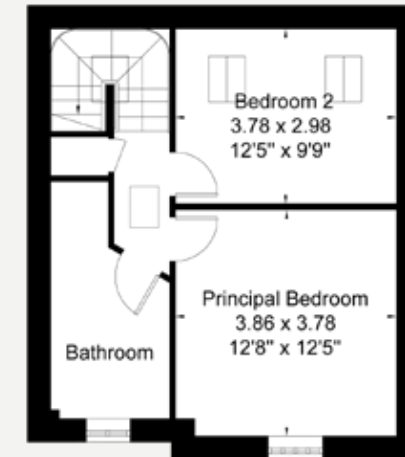
HOUSE 1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Garage with electric door
 Utility with storage
 Open plan Kitchen/Living
 2 Bedrooms
 Bathroom

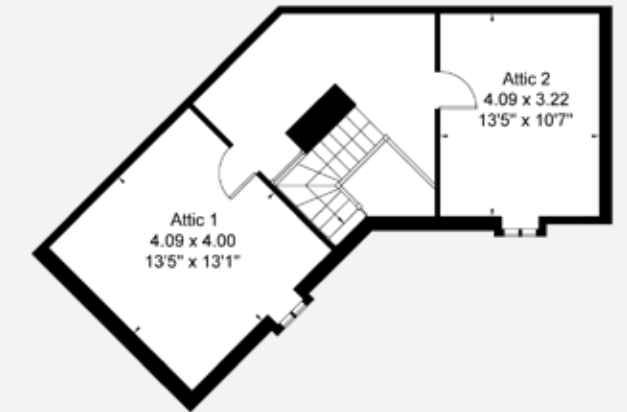
Approximate Area = 1017 sq ft / 94.5 sq m
 (excluding Garage)

HOUSE 2 & 3

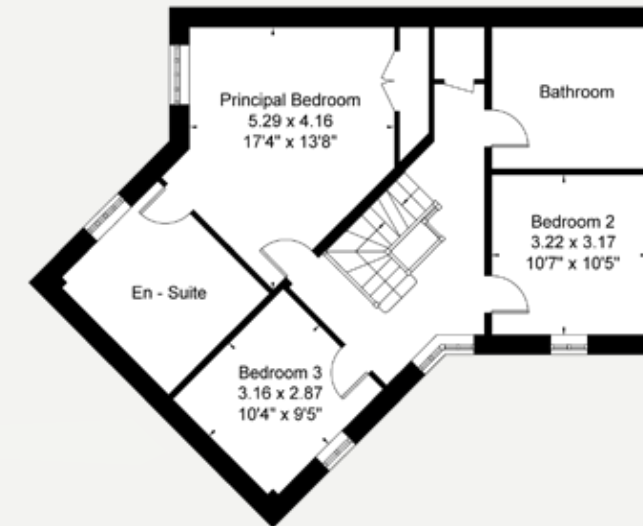
Artist's Impression of St Peters Mews - House 5



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

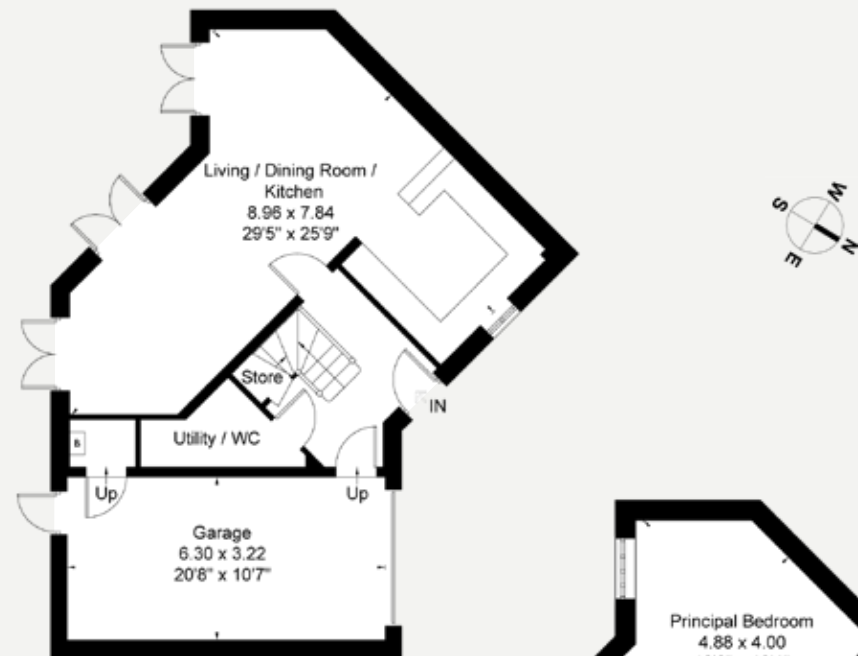
Artist's Impression of St Peters Mews - House 5



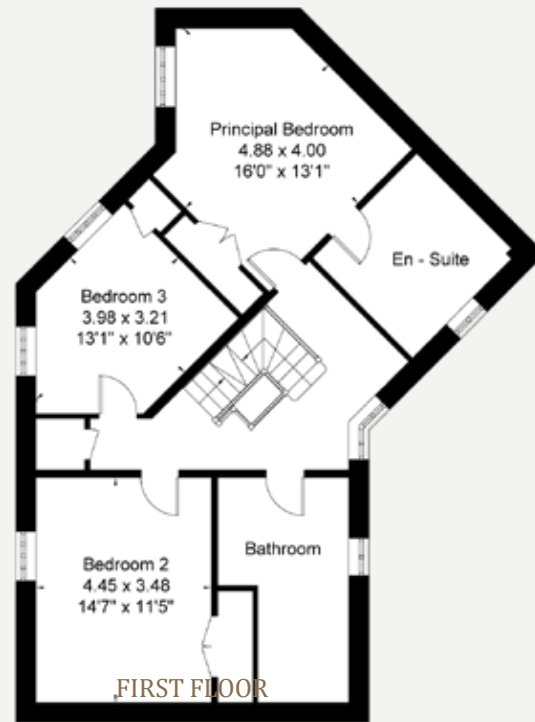
HOUSE 4

Approximate Area = 1811 sq ft / 168.2 sq m
(including Second Floor, excluding Garage)

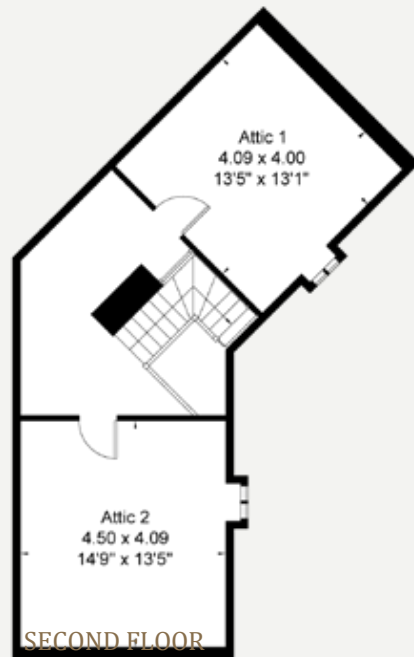
- Garage with electric door
- Utility & Store
- Open plan Kitchen/Living
- Principal Bedroom with en-suite
- 2 further Bedrooms
- Family Bathroom
- Large Attic Spaces



GROUND FLOOR



FIRST FLOOR

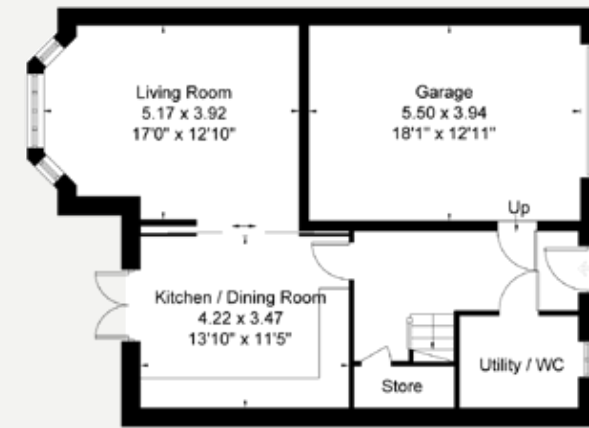


SECOND FLOOR

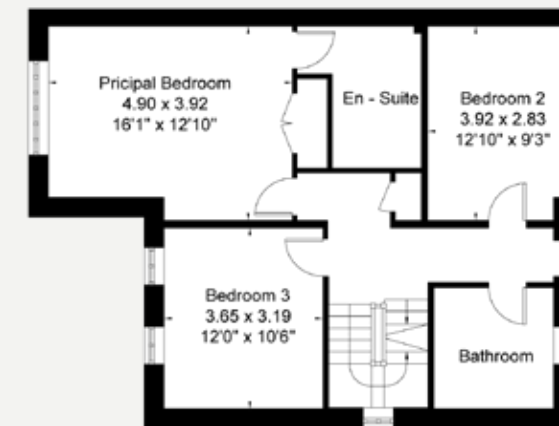
HOUSE 5

Approximate Area = 1943 sq ft / 180.5 sq m
(including Second Floor, excluding Garage)

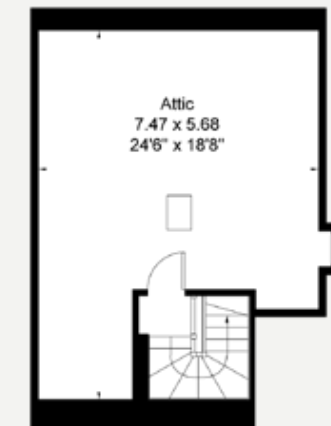
Garage with electric door
Utility & Store
Open plan Kitchen/Living
Principal Bedroom with en-suite
2 further Bedrooms
Family Bathroom
Large Attic Spaces



GROUND FLOOR



FIRST FLOOR

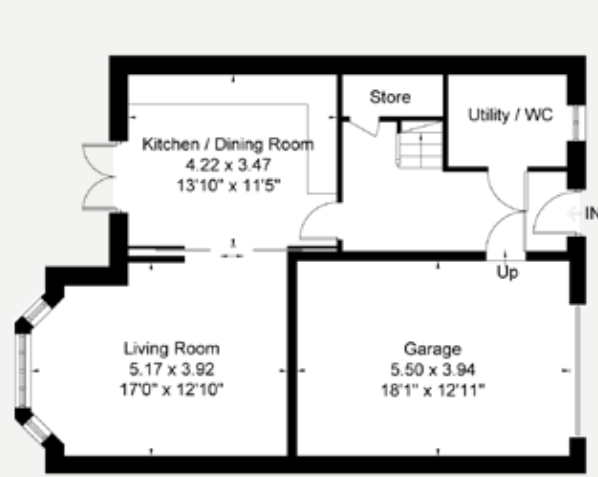


SECOND FLOOR

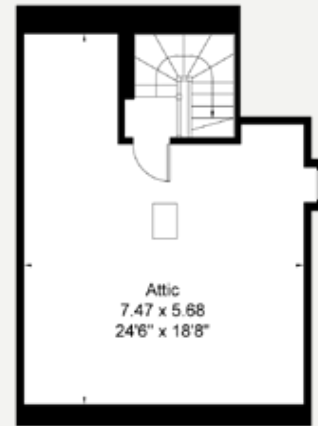
HOUSE 6

Approximate Area = 1667 sq ft / 154.8 sq m
(including Second Floor, excluding Garage)

Garage with electric door
Utility & Store
Kitchen & separate Living Room
Principal Bedroom with en-suite
2 further Bedrooms
Family Bathroom
Large Attic Space



GROUND FLOOR



SECOND FLOOR

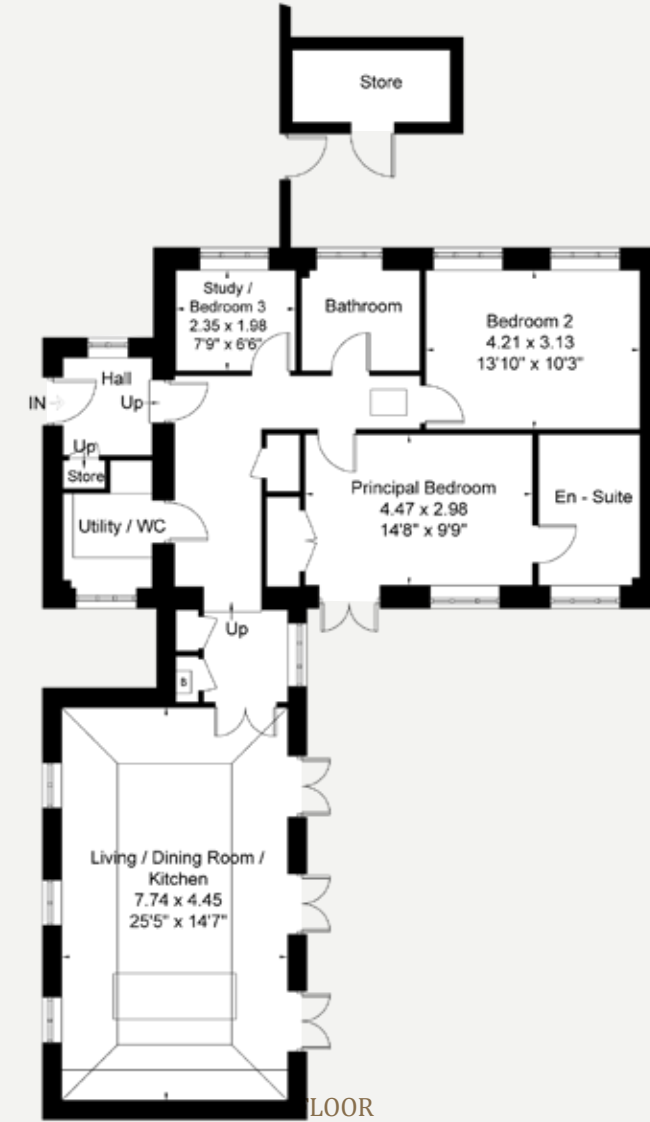


FIRST FLOOR

HOUSE 7

Approximate Area = 1667 sq ft / 154.8 sq m
(including Second Floor, excluding Garage)

Garage with electric door
Utility & Store
Kitchen & separate Living Room
Principal Bedroom with en-suite
2 further Bedrooms
Family Bathroom
Large Attic Space



FLOOR

HOUSE 8

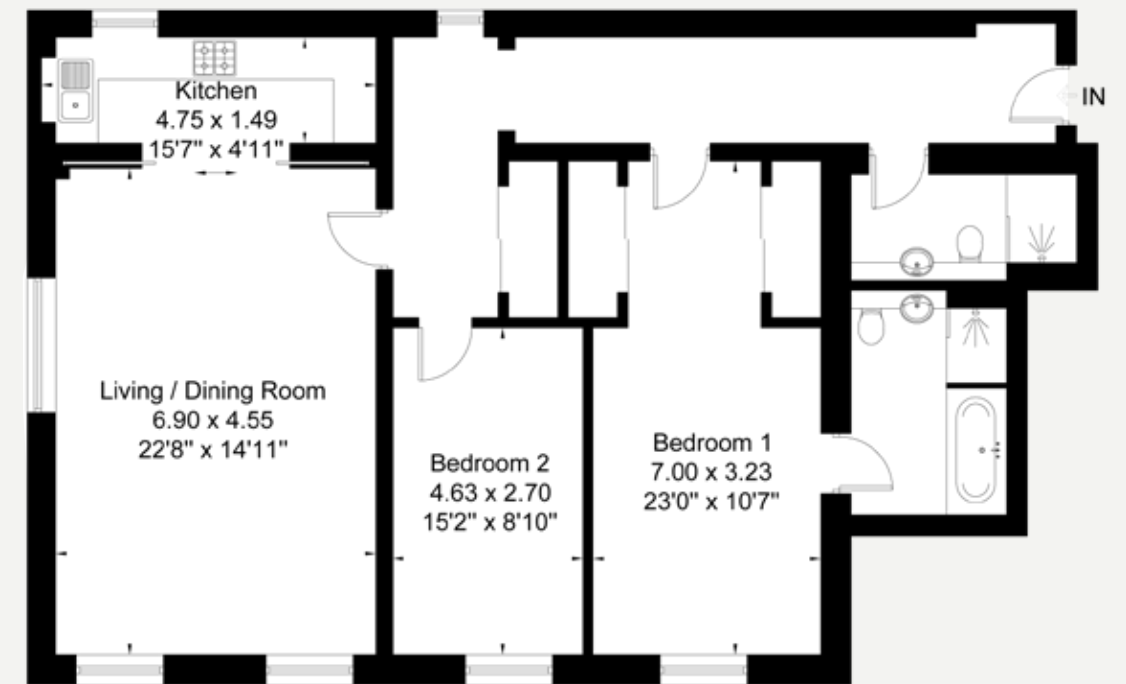
Approximate Area = 1136 sq ft / 105.5 sq m
House = 1089 sq ft / 101.1 sq m
Store = 47 sq ft / 4.4 sq m

External Store
Utility
Open plan Kitchen/Living
Principal Bedroom with en-suite
2 further Bedrooms
Family Bathroom



SCHOOL HOUSE

A collection of 8 converted apartments and maisonettes, located in the old School building full of character and original features from it's time as a school including high ceilings and large original windows.

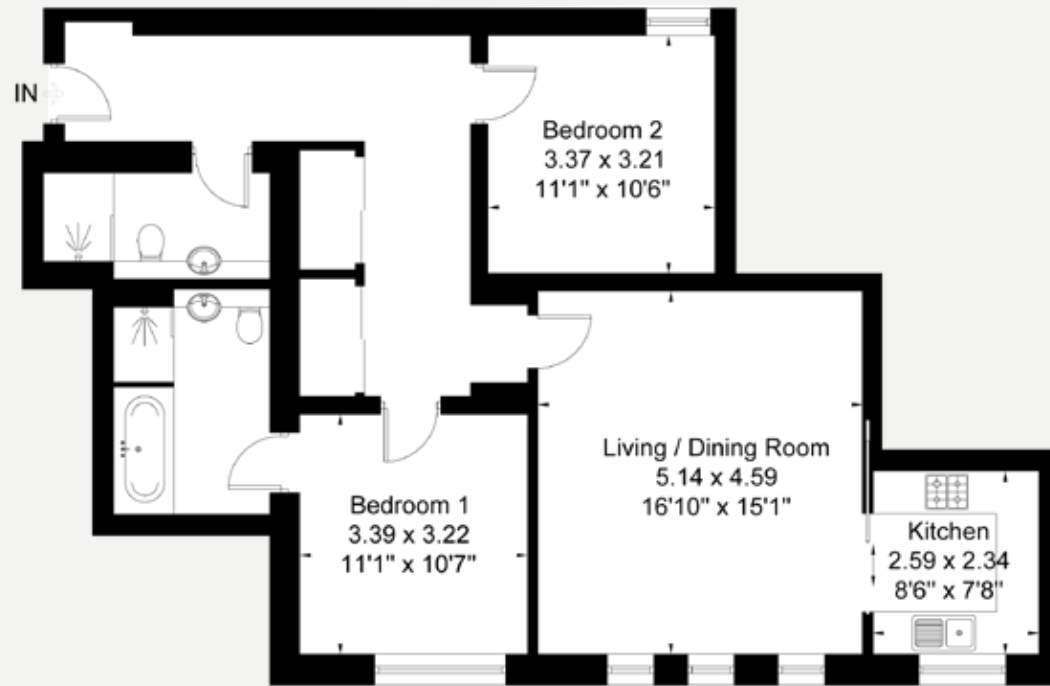


GROUND FLOOR

FLAT 1

Approximate Area = 1152 sq ft / 107.1 sq m

Ground Floor Flat
Kitchen with open-plan living/dining
Principal Bedroom with en-suite
Second Bedroom
Family Shower Room
Ample storage

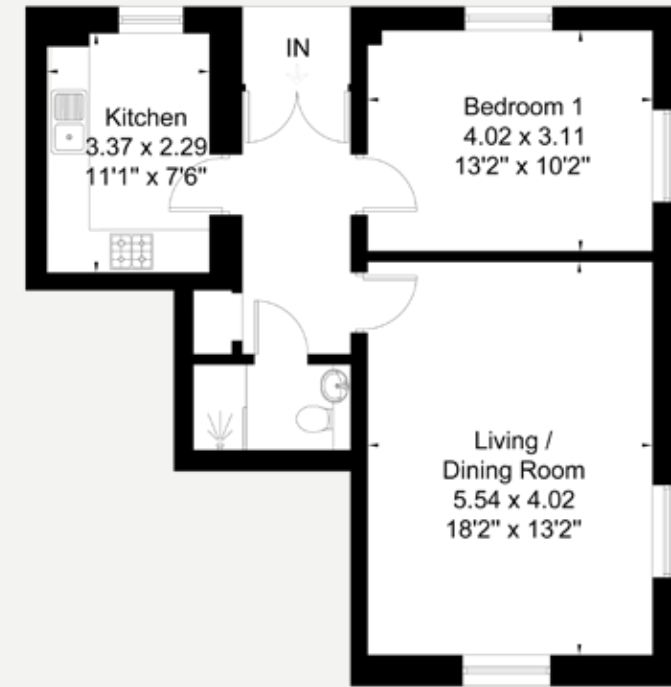


GROUND FLOOR

FLAT 2

Approximate Area = 894 sq ft / 83.1 sq m

Ground Floor Flat
 Kitchen with open-plan living/dining
 Principal Bedroom with en-suite
 Second Bedroom
 Family Shower Room
 Ample storage

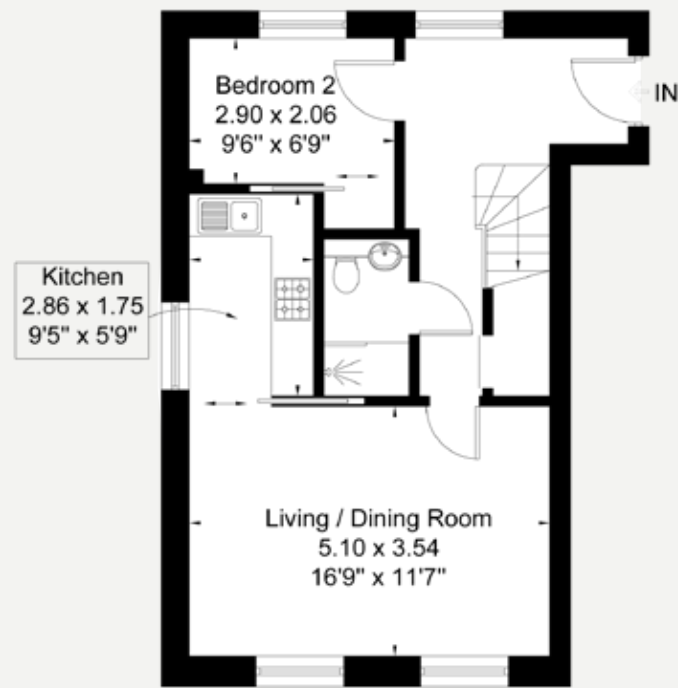


GROUND FLOOR

FLAT 3

Approximate Area = 565 sq ft / 52.5 sq m

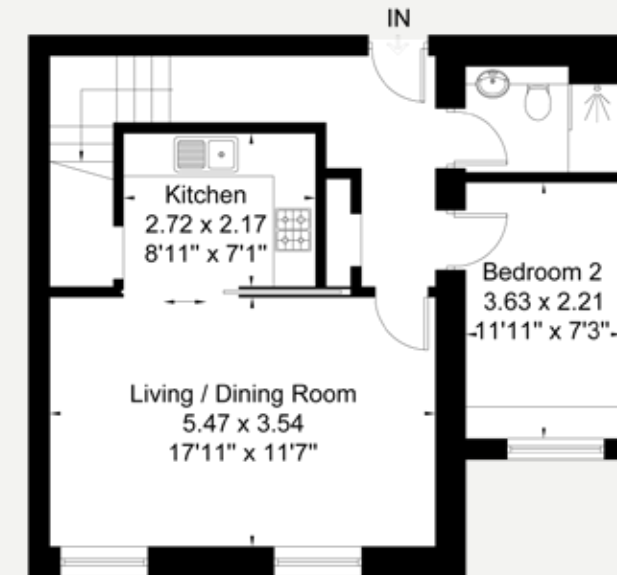
Ground Floor Flat with own entrance
 Separate Kitchen
 Principal Bedroom
 Shower Room
 Separate Living/Dining



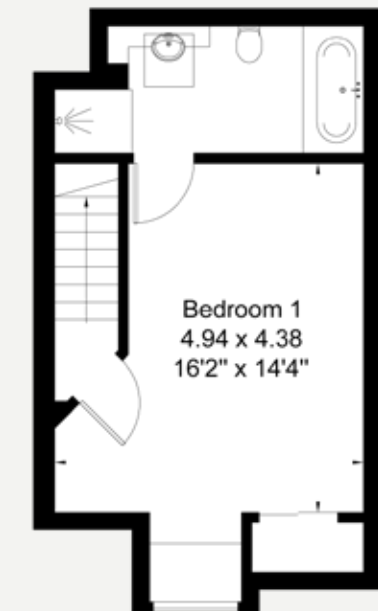
FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

FLAT 4

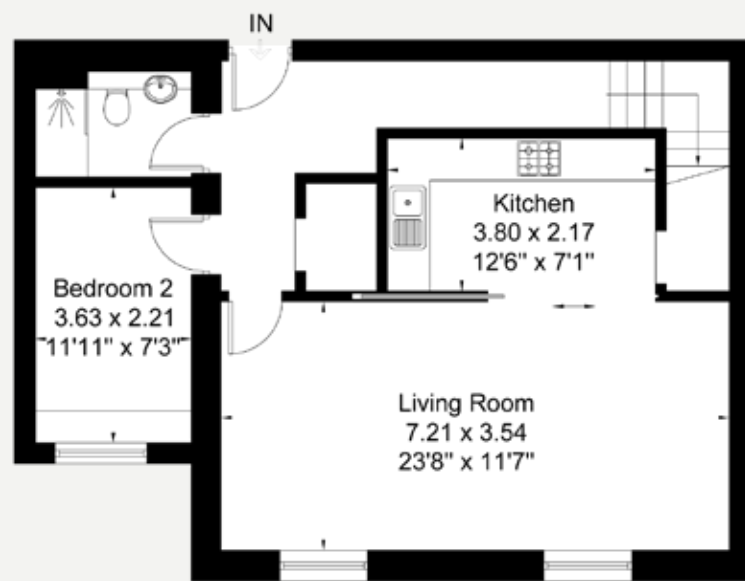
Approximate Area = 730 sq ft / 67.8 sq m

Maisonette over First & Second Floor
 Kitchen with open-plan living/dining
 Principal Bedroom with en-suite
 Second Bedroom
 Family Shower Room
 Hall and eaves storage

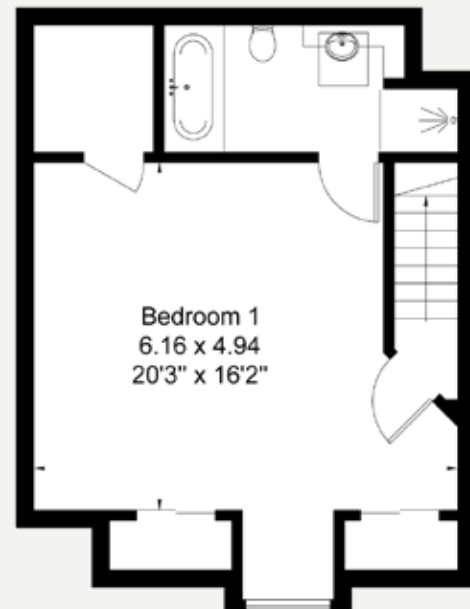
FLAT 5

Approximate Area = 812 sq ft / 75.5 sq m

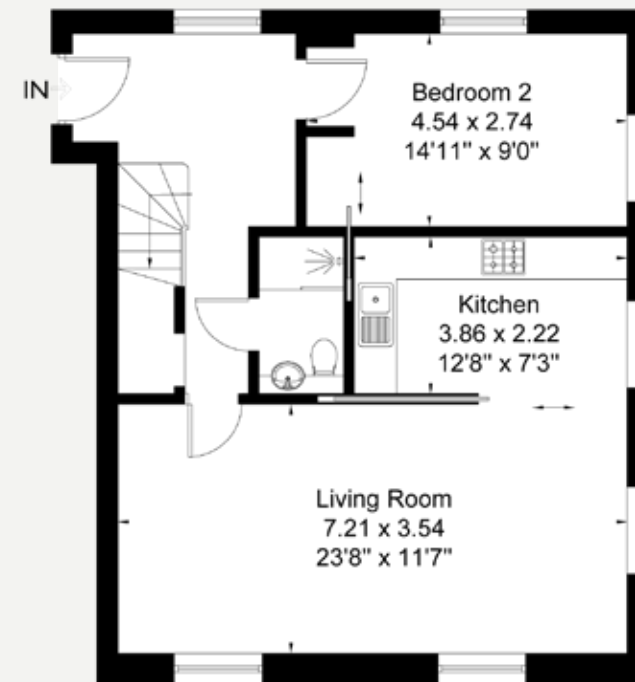
Maisonette over First & Second Floor
 Kitchen with open-plan living/dining
 Principal Bedroom with en-suite
 Second Bedroom
 Family Shower Room
 Hall and eaves storage



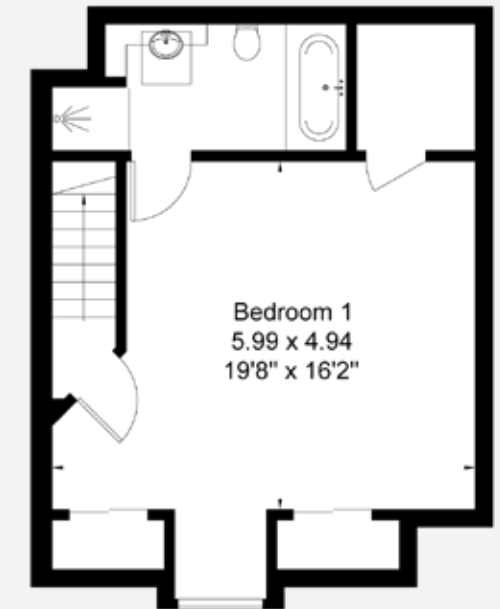
FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

FLAT 6

Approximate Area = 1064 sq ft / 98.9 sq m

Maisonette over First & Second Floor
 Kitchen with open-plan living/dining
 Principal Bedroom with en-suite
 Second Bedroom
 Family Shower Room
 Hall and eaves storage

FLAT 7

Approximate Area = 1078 sq ft / 100.2 sq m

Maisonette over First & Second Floor
 Kitchen with open-plan living/dining
 Principal Bedroom with en-suite
 Second Bedroom
 Family Shower Room
 Hall and eaves storage

SHERBOURNE DEVELOPMENTS

Sherbourne Developments brings, to a very traditional market, a fresh perspective on what our clients' demand from a home in the 21st Century.

We favour a sharper, more engaging take on design and service, utilising the best traditional materials and up-to-date technologies in all our homes. We build properties that both celebrate our architectural heritage and the avant-garde, whilst focusing on innovation in construction, comfort and luxury.

Sherbourne Developments accompanies you at every step towards your new home; through each individual room, utility and fitting until each detail is as perfect and welcoming as it should be.

Allow us to lead you on your unique Sherbourne journey.

Sherbourne Developments has received two United Kingdom Property Awards in both 2020-21 and 2021-22, one of the most highly acclaimed industry awards. These are achievements which are recognised as a mark of excellence for property professionals.



SHERBOURNE INTERIORS

Sherbourne Interiors provides a fully integrated luxury residential interior design service working with private clients to create elegant interiors of excellence. With a focus on bespoke, distinctive designs, tailored to fit each client's personal needs, we provide a complete interior design service, taking a project from concept to completion. We start all aspects of our residential interior design with concepts – these are illustrated to our client through sketches, materials, and visualisations. We continue to add detail and thought to each and every individual aspect of the project right up until installation, liaising with our suppliers and our contractors to achieve a design of flawless quality.

Our experienced interior designers interpret each of our client's style to provide innovative and exquisite interiors, curating furniture, textiles and even art. We continually create unique schemes of soft finishes and furniture for each project ensuring all our design decisions are in keeping with the clients tastes and lifestyle needs.

For more information, please contact enquiries@sherbourne-interiors.co.uk or call 01672 511522





VIEWINGS: Please call 01672 516 256, or email marlborough@hamptons.co.uk

IMPORTANT NOTICE

PARTICULARS: These particulars are not an offer or contract, nor part of one. Statements by Sherbourne Developments in the particulars or by word of mouth or in writing ("information") should not be relied upon as being factually accurate about the property, its condition or its value. No joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

PHOTOS ETC: CGI visuals of the property are a guide only (early 2022 & 2024)

Areas, measurements and distances given are approximate only and subject to change before completion.

DRAWINGS & FLOORPLANS: All drawings are at max.

REGULATIONS ETC: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice.

PARTICULARS: September 2024

WWW.SHERBOURNE-DEVELOPMENTS.COM

15 HERTFORD COURT, HERTFORD ROAD, MARLBOROUGH, WILTSHIRE, SN8 4AW

